

PURPOSE

THIS PLAN PROPOSES AN ADDITION TO THE EXISTING DWELLING FOR THE PURPOSE A HOME OFFICE & STORAGE AREA TO BE USED AS A PROFESSIONAL SERVICE PROVIDING FLOWER CONSULTATION AND ARRANGEMENTS.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #2402500154 D, NON-PRINTED

PLAN
SCALE: 1" = 30'

SOIL INDEX			
SOIL	COMMON NAME	GENERAL DESCRIPTION	MARYLAND HYDROLOGIC GROUP RATING
KeB	KELLY	SILT LOAM	D
AdB	ALDINO	SILT LOAM	D

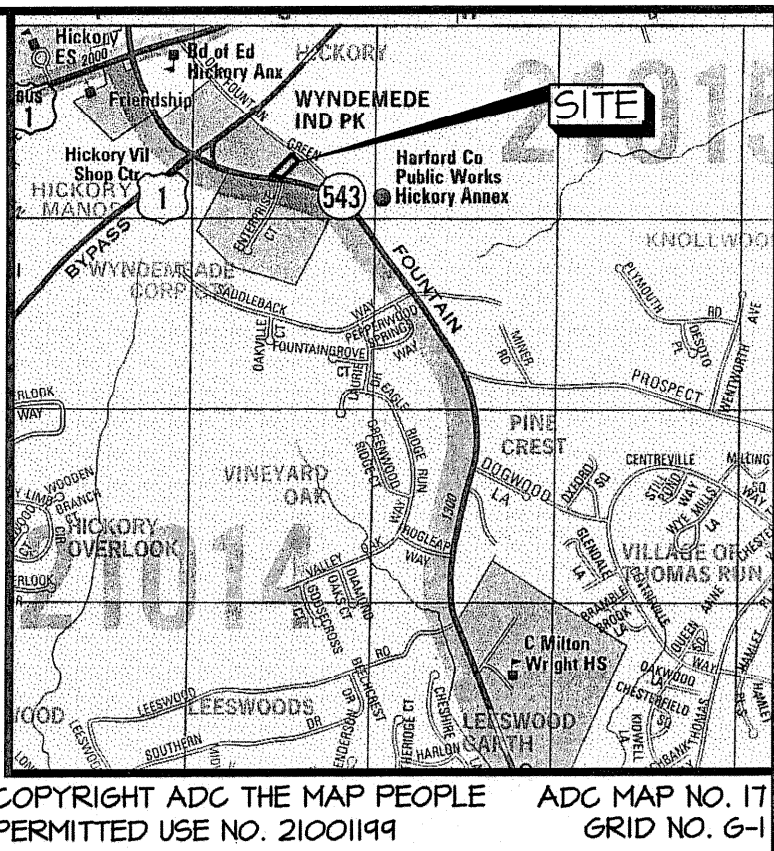
GENERAL NOTES

- OWNER: ROBERT LEE BOOTH
LAURIE ANN MYERS
1903 N. FOUNTAIN GREEN ROAD
BEL AIR MD, 21015-1411
- TAX MAP: 41 PARCEL: 323
- DEED REFERENCE: J.J.R. 8342/264
- ZONING: C1 (COMMERCIAL INDUSTRIAL)
- EXISTING USE: RESIDENCE (EXISTING NON-CONFORMING USE)
- PROPOSED USE: EXISTING RESIDENCE TO REMAIN
PROFESSIONAL SERVICE (FLOWER CONSULTATIONS & ARRANGEMENTS)
- AREA TABULATION:
TOTAL LOT AREA - 0.563 AC.±
TOTAL ROAD IMPROVEMENT R/W AREA - N/A
TOTAL ENCLOSED AREA - 0.563 AC.±
- TOTAL EMPLOYEES: 2 (OWNERS OF RESIDENCE)
- PROFESSIONAL SERVICE HOURS OF OPERATIONS: MON-FRI 9:00 AM - 5:00 PM
- PARKING TABULATION:
EXISTING DWELLING
PARKING REQUIRED = 2 SPACES
PARKING PROVIDED = 2 SPACES

PROFESSIONAL SERVICE
1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA
PROPOSED PROFESSIONAL SERVICE AREA = 1,144 SQ. FT.
PARKING REQUIRED = 1,144 / 300 = 3.8 (4 PARKING SPACES)
PARKING PROVIDED: 4 PARKING SPACES (INCLUDING 1 HANDICAP SPACE)
- PROPOSED IMPERVIOUS (1663.5 SQ. FT.) 0.176 AC.± (31% IMPERVIOUSNESS)
- PROPOSED BUILDING COVERAGE (3322 SQ. FT.) 0.076 AC.± (13.5% BUILDING COVERAGE)
- THE EXISTING LOT IS SERVED BY PRIVATE WELL AND SANITARY SEWER. A COMMERCIAL SERVICE APPLICATION HAS BEEN APPROVED FOR THIS ADDRESS. THE OWNER WILL BE REQUIRED TO CONNECT TO PUBLIC WATER AS A RESULT OF THIS PLAN.
- FINAL LOCATION OF SIGNS TO BE DETERMINED AT FINAL DESIGN STAGE.
- THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- THE TOPOGRAPHY SHOWN HERE ON WAS TAKEN FROM HARFORD COUNTY GIS.
- THE SOILS SHOWN HEREON ARE TAKEN FROM THE SOIL SURVEY OF HARFORD COUNTY AREA, MARYLAND
- PRIOR TO OCCUPANCY OF SPECIALTY SHOP ALL NECESSARY PERMITS MUST BE SECURED FROM HARFORD COUNTY.
- THIS PLAN PROPOSES EARTH DISTURBANCE OF 4,180 SQ. FT. IT IS THE OWNERS INTENT TO NOT EXCEED A TOTAL PROPOSED EARTH DISTURBANCE OF 5,000 SQ. FT.

LEGEND

- 650- DENOTES PROPOSED CONTOURS
- 650- - - - DENOTES EXISTING CONTOURS
- - - - - DENOTES SOILS LINE
- ~~~~~ DENOTES WOODS LINE
- ===== DENOTES EXISTING PAVING
- ===== DENOTES BOUNDARY
- - - - - DENOTES ADJOINER BOUNDARY
- ===== DENOTES MINIMUM BUILDING SETBACK LINE



LOCATION MAP
SCALE: 1" = 2000'

REVISIONS			OWNER	DEVELOPER	BAY STATE LAND SERVICES Engineers * Surveyors * Planners * Architects * Geotechnical Testing P.O. Box 853, Bel Air, Maryland 21014 2012 Rock Spring Road, Forest Hill, Maryland 21050 Phone: (410) 879-4747 Fax: (410) 420-3949 www.baystatelandservices.com	D.A.C. SITE PLAN		#1903 N. FOUNTAIN GREEN ROAD	TAX MAP #41 PARCEL # 324	THIRD ELECTION DISTRICT	HARFORD COUNTY, MARYLAND	DATE	DRAWING NO.
NO.	DATE	DESCRIPTION										10/13/11	
			ROBERT LEE BOTH LAURIE ANN MYERS 1903 N. FOUNTAIN GREEN ROAD BEL AIR, MD 21015-1411 #410-515-4449	ROBERT LEE BOTH LAURIE ANN MYERS 1903 N. FOUNTAIN GREEN ROAD BEL AIR, MD 21015-1411 #410-515-4449								SCALE 1"=30'	DP1
												DESIGNED BY JRO	SHEET 1 OF 1
												DRAWN BY JRO	BSLS JOB NO. 10045